

**STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE**

The Grapevine Heritage Foundation Advisory Board met at 5:00 p.m. on Tuesday, February 14, 2017 in the Grapevine Convention & Visitors Bureau Lobby, 636 South Main Street, Grapevine, Texas 76051 for an educational tour of the Historic Township.

Curtis Ratliff	Chairman
Melva Stanfield	Vice Chairman
Balla Wright	Treasurer
Patricia Stinson	Secretary
Becky Hummer	Member
Frances Jensen	Member
Janet Perkins	Member
Mike Lease	City Council Liaison

The above constituting a quorum with member(s) Sue Franks absent.

With the following city staff present:

David Klempin	Heritage Preservation Programs Manager
Cody Jolliff	Nash Farm Manager
Mary Bush	Administrative

**I. CALL TO ORDER**

Chairman Curtis Ratliff called the meeting to order at 5 p.m.

**II. CITIZEN COMMENTS**

Citizen Lisa DuPlessie of South Dooley Street joined the tour.

*Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.*

### **III. APPROVAL OF MINUTES**

The minutes of the January 18, 2017 meeting were not presented on this agenda as the educational meeting was mobile. The January 18, 2017 minutes will be presented at the March 15, 2017 board meeting for consideration.

### **NEW BUSINESS**

Each member was presented a map created by the City of Grapevine GIS Department for this tour. The following districts were covered during the tour.

Grapevine's five locally designated historic districts:

1. The Cotton Belt Railroad Historic District (designated in 1992);
2. The West Wall Street Historic District (designated in 2005);
3. The Main Street Commercial Historic District (designated in 1992);
4. The D. E. Box Addition Historic District (designated in 2011); and
5. The College Street Residential Historic District (designated in 1993).

In addition, were districts listed on the National Register of Historic Places:

1. The Cotton Belt Railroad Industrial Historic District (designated in 1996);
2. The Main Street Commercial Historic District (designated in 1992);
3. The Original Town Residential Historic District (designated in 1996);
4. Nash Farm (designated in 2010); and
5. An archeological site on Denton Creek near the Hilton (designated in 1992), as a camp site from early man.

### **New Rail Developments**

Also discussed was the new construction of the TEXRail, a 27-mile commuter rail line from downtown Fort Worth, across northeast Tarrant County with a station in Grapevine, and on to Dallas Fort Worth International Airport's Terminal B. This line is projected to begin service in late 2018 serving more than 8,000 daily riders at nine stations by the end of the first year. Construction was now beginning for the rail station and parking garage and shortly thereafter the hotel portion of the project.

### **Economic Impact in the Township**

Historic preservation and development has had an important impact to the city. This past year had over \$6.5 million in economic impact, and this year is proving to be even higher. This was and will be an important time for Grapevine's preservation advocates to oversee and protect Grapevine's heritage.

In 2012, was the beginning of a new period of dramatic changes in the Township. It was known the commuter rail would have a strong economic impact, and will continue to spur growth along Dallas Road and Historic Main Street.

Mayor Tate had said he realized we are now in the same position as when the Cotton Belt Railroad arrived in 1888, making Grapevine the economic center of the Grape Vine Prairie; the impact of TEXRail will be just as dramatic.

Other new development on East Dallas Road will be the Aura Grapevine complex at Jean Street. (Did you know, Jean Street was named for former Grapevine City Council member Will Wickman's mother, *Jean*.) The new multi-family complex will be similar to the 925 Resort complex at Main Street, it will have 250 apartments and four retail spaces. To accommodate this new development to the new train station, a proposed 10 feet wide center median is to be constructed in the center of Dallas Road from Dooley Street to William D. Tate Avenue.

### **A Future with a Past**

Many new developments will give more access to the projects this group has worked so hard to preserve and open them up to share with the world. Soon the Hudgins Heritage Trail will connect Historic Main Street and the Ted R. Ware Plaza museums to the Nash Farm.

In the commercial area of Northwest Highway at Austin Street, the Carl Simmons (Simmons Dairies) rock house has been carefully and appropriately restored. Behind the Simmons House, Kosse Maykus is building a row of seven new houses, overseen by the Historic Preservation Commission. This revitalization will bridge the commercial area of Northwest Highway gently into the Historic Township.

The 1886 Thomas Jefferson McPherson House, 901 Park Boulevard, has been donated to the City by the Simmons Family. The home will be moved to East College Street at the corner of Dooley Street and face north. The 1938 Boone Lipscomb House at 322 East College Street has new owners working on exterior restoration with little change to the front exterior and appropriate development in the rear of the property.

And more good news for Grapevine's Silk Stocking District is the restoration of the home at 213 East College Street. The home, originally built for Grapevine Home Bank owner Bob Morrow, had been used as offices for years. It was purchased by Lemoine and Judy Wright. The Wrights removed the modern add-ons the years had brought, and lovingly restored this property to its original grandeur as a private residence.

### **Summary**

The generations still in Grapevine from original settlers is the foundation of the values and success of Grapevine today with the support of a strong Mayor and Council implementing measures in the early 1990's to recognize and support preservation. Grapevine's tourism has aided advocates such as the Grapevine Heritage Foundation board and membership working with our Historic Preservation Commission to protect Grapevine's unique resources.

Many thanks to each member and citizen for attending this tour to review where Grapevine came from, our many assets and the development plans now in action.

February 14, 2017

**VI. ADJOURNMENT**

Curtis Ratliff, seconded by Melva Stanfield, made the motion to adjourn the meeting at 6:10 p.m. The motion prevailed by the following vote:

Ayes: All (Ratliff, Stanfield, Wright, Stinson, Hummer, Jensen and Perkins)  
Nays: None  
Absent: Franks

PASSED AND APPROVED BY THE GRAPEVINE HERITAGE FOUNDATION,  
THE FEBRUARY 14, 2017 MINUTES, ON THIS THE 15TH DAY OF MARCH 2017.

APPROVED:

  
CHAIRMAN

ATTEST:

  
SECRETARY 3/15/17